

Chapter 5. BUILDING TYPES AND ARCHITECTURAL STANDARDS

5.1 Purpose and Intent

The architectural vocabulary of the Town represents a wide variety of traditional forms that avoid a perception of monotony. This UDO has established regulations specific to these forms. Consequently, buildings that are stylized in an attempt to use the building itself as advertising are discouraged, particularly where the proposed architecture is the result of a “corporate” or “franchise” design. The standards in this Chapter are intended to attach the same or greater level of importance to the overall building design as is placed on the use contained within. Buildings are expected to be added to the Town of Knightdale as long-term additions to the architectural vibrancy of the community.

5.2 Applicability

The following building type provisions and architectural standards shall apply, regardless of the underlying zoning district provisions, unless otherwise noted.

5.3 Exceptions

- A. **Innovative Planning and Design:** While it is expected that some new building types will be introduced to the Town, these variations should be based upon the predominant types listed in this Chapter. Subject to the issuance of a Design Exception (Section 15.5B), innovative planning or design ideas for development may be approved in any district.
- B. **Single Family Dwelling Units:** Single family dwellings (Section 2.3C(1)a) are not required to meet the provisions or standards of this Chapter when the use is located within a House Building (Section 5.7) and the lot accommodating the use is either:
 - 1. Greater than ½ acre in lot size and 100 feet in lot width, or
 - 2. Part of a preliminary subdivision plat—a plan prepared in accordance with the requirements of the UDO in force at that time, which delineates the proposed layout of a subdivision and which preceded the final plat preparation—approved prior to the adoption of this UDO (*November 16, 2005*).
- C. **One and Two Family Dwelling Units:** One and Two-Family Dwellings subject to regulation under the North Carolina Residential Code are exempted from meeting “building design elements” as defined in NCGS 160A-381. This exemption is for one and two-family dwellings constructed after June 10, 2015.
- D. **MI District:** Structures located in the MI District are not required to meet the provisions and standards of this Chapter, except those outlined below:
 - 1. **Building Materials:** All building walls shall be brick or decorative concrete masonry unit, or other materials similar in appearance and durability.
 - 2. **Pedestrian Scale and Massing:** All portions of building facades within 100 feet of a public or private street shall not have long, monotonous, uninterrupted walls of 20 feet or more on any floor by utilizing wall offsets, vertically-proportioned windows or spandrel glass, doors, stairwells, pilasters (*minimum 12” width with minimum 1:4 projection to width ratio*), awnings or other architectural elements as may be approved by the TRC.

5.4 General Building Design Requirements

- A. **Architectural Style:** The building design standards of this Chapter intentionally do not mandate a particular style and permit a wide variety of architectural expressions. However, when a design exhibits a known architectural style (i.e. Colonial, Victorian, Classical Revival) the details shall be consistent with that style unless the local architectural vernacular in the region provides an alternate precedent for a detail.
- B. **Frontage:** All buildings shall share a frontage line (primary façade) with a street or square. (Exception: Buildings that are interior to a site that has buildings that otherwise meet the frontage requirement)
- C. **Termination of Vistas:** Important street vistas (such as along Town gateways and primary pedestrian streets) should terminate in a focal point, such as a building or other architectural or natural feature.
- D. **Compatibility:** Adjacent buildings should relate in similarity of scale, height, architectural style, and/or configuration. Exceptions to this rule include civic buildings such as churches and school which through their massing and height serve as landmarks for the community.
- E. **Proportions:** Vertically-proportioned windows (*height exceeds width*), doors, columns, eaves, parapets, and other building components shall be proportional to the overall scale of the building.
- F. **Wall Materials:** When two or more materials are used on a façade, the heavier material (i.e. stone, brick) should be placed below the lighter material (i.e. siding, shakes) to give the sense of support and grounding.
- G. **Façade Articulation:** Buildings shall not have long, monotonous, uninterrupted walls of 20 feet or more on any floor of a façade clearly visible from a public right-of-way. Vertically-proportioned windows and spandrel glass, doors, stairwells, porches, pilasters (*minimum 12" width with minimum 1:4 projection to width ratio*), and other architectural elements as approved by the TRC will be used in order to: add architectural interest and variety; relieve the visual effect of a single, long wall; and subdivide a horizontal wall into human scale vertical proportions.
- H. **Underground wiring:** To reduce the visual impact of overhead wiring, utility services shall be located underground.
- I. **Type of Construction:** Except where expressly permitted by this Ordinance, manufactured, mobile, and metal units shall be prohibited.



Knightdale has a history of significant buildings terminating street vistas such as the Beaverdam Plantation home at the end of North Smithfield Road.



Wall Material weights (lightest to heaviest) from top: EIFS, Board & Batten Vertical Siding, Shakes, Horizontal Lap Siding, Stone/Brick

J. Roof Finishing

1. Flat roofs and roof pitches less than 3:12 will require a parapet wall along all sides visible from a public street.
2. All pitched roofs shall be profiled by eaves projecting a minimum of 10 inches from the building face which may include gutters.

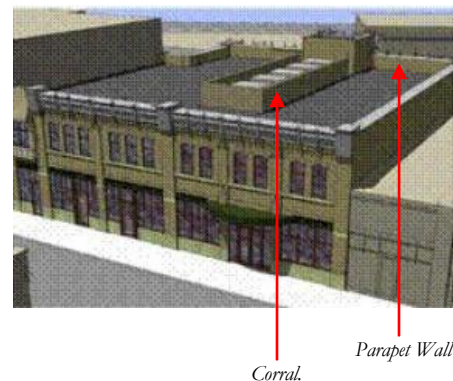


3. Eaves may expose rafters.

- K. Rooftop Equipment:** All rooftop equipment shall be screened from view from any public right-of-way through the use of parapet walls and/or a central screened corral.

- L. Physical Sculpture as Public Art:** Sculptural free-standing public art, such as statues, fountains, and other site-specific art are encouraged and shall be permitted in any required front setback area (Section 4.2I).

- M. Satellite Dishes:** No satellite dish larger than eighteen inches (18") shall be mounted to the front façade of a building or a roof slope facing the street on a gable, hip, gambrel or mansard roof.



5.5 Building Type: CIVIC

A. Description: The Civic Building serves as a landmark and a public gathering place. Such buildings should be constructed as permanent additions to the long-term vibrancy of the Town and should serve to exemplify the very best architectural designs and building practices.

B. Applicability: The Civic Building type covers a range of public and private buildings that includes, but is not limited to: Town halls and libraries, museums and observatories, churches and synagogues.

C. Specific Requirements: Because of the unique characteristics of the Civic Building, it is generally exempt from the standards imposed on other buildings in this Chapter, including Section 5.4, with the following exceptions:

1. A Civic Building should be built so that they terminate a street vista whenever possible;
2. They should be of sufficient design to create an easily recognizable visual anchor for the community;
3. They must adhere to the Type of Construction prohibitions of Section 5.4I;
4. They must adhere to the Wall Material requirements of Section 5.4F; and
5. They must adhere to the Rooftop Equipment requirements of Section 5.4K.



Town Hall



5.6 Building Type: INSTITUTIONAL

- A. Description:** Like Civic Buildings, Institutional Buildings often serve as landmarks and public gathering places. They also should be constructed as permanent additions to the long-term vibrancy of the Town and should serve to exemplify the very best architectural designs and building practices. However, because most Institutional Buildings house specialized populations (i.e. children, elderly, college students, or the infirmed) they have unique characteristics that require design control.
- B. Applicability:** The Institutional Building type includes, but is not limited to: governmental offices, schools, hospitals and long-term care facilities, post offices, and non-profit or charitable clubs and organizations.
- C. Specific Requirements:** In addition to meeting the general requirements of Section 5.4, Institutional Buildings shall meet the following standards;
1. **Sufficient Design** – An Institutional Building should create an easily recognizable visual anchor for the community;
 2. **Accessory Structures** – Such structures shall be set back a minimum of 20 ft from the primary facade of the principal structure; and if more than one (1) accessory structure, shall be arranged to create secondary gathering spaces within the lot.
 3. **Building Walls** – Institutional Building walls shall be clad in clapboard, stone, stucco, cementious fiber board, brick, or marble. Decorative concrete masonry units (CMU), exterior insulation finishing systems (EIFS) and/or vinyl siding may be used as a secondary element (*less than 50% of the façade area*), or on facades not facing public rights-of-way.
 4. **Roofs** – Flat roofs are allowed, but principal buildings adjacent to residential structures (House, Townhouse, Apartment and Mixed-Use building types, Sections 5.7 – 5.10) are encouraged to have similar roofs and other architectural features to ensure compatibility.



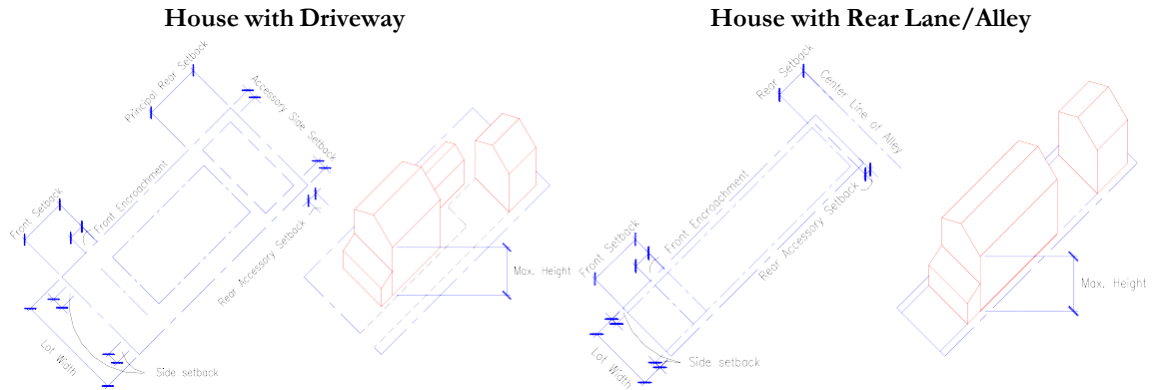
College Campus



School

5.7 Building Type: HOUSE

- A. Description:** The House Building is the predominant building type found within the Town of Knightdale and typically has four (4) yards (front, two [2] sides, rear), although variations include setting the building a side property line to create a larger side yard on the opposite side (i.e. Charleston Single). In general, within a block, building types should be uniform in their use of driveways or rear lanes/alleys.



- B. Applicability:** The House Building may accommodate single family uses, multi-family uses up to four (4) units, home occupations, professional offices, and limited retail subject to the District in which it is located. The specific requirements of this Section apply to House Buildings not meeting the exceptions found within Section 5.3 which includes House Buildings placed on lots not meeting the lot size and lot width exception criterion of Section 5.3B1.



Single-Family Home with Alley



Single-Family Homes with Driveway



Duplex



Triplex



Quadruplex



Professional Offices

C. Specific Requirements

- Useable Porches and Stoops:** Porches and stoops should be used as a primary architectural element of the building design and be located on the primary façade or other elevation fronting a public right-of-way. Useable porches and stoops are at least six (6) feet deep and extend more than 50% of the façade.

2. Garages:

- a. House Buildings located on lots less than 80 feet wide may not have garage doors located on the primary façade.
- b. Where allowed (i.e. lots equal to or greater than 80 feet wide), garages with loading bays on the primary façade or side loading bays that front a street shall form a building volume secondary to the House and shall:
 - i. Not exceed 45% of the corresponding façade's total width;

ACCEPTABLE



NOT ACCEPTABLE



- ii. Not utilize any single garage door(s) greater than 12 feet in width;

ACCEPTABLE

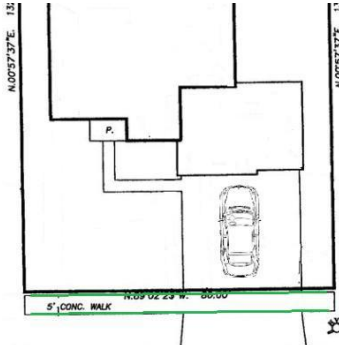


NOT ACCEPTABLE

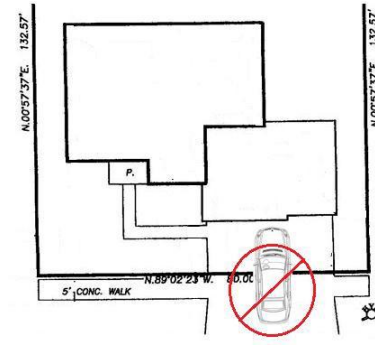


- iii. Be set back a minimum of 25 feet from the street right-of-way;

ACCEPTABLE



NOT ACCEPTABLE



- iv. Utilize garage doors containing window inserts; and

ACCEPTABLE

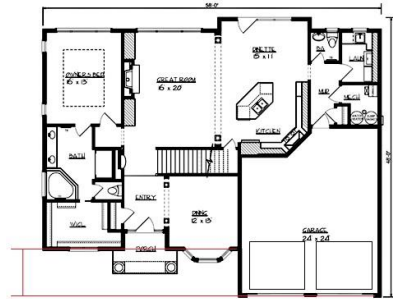


NOT ACCEPTABLE



- v. Be recessed from the primary front façade of the house (not including porches, bay windows or other minor projections) a minimum of one (1) foot or be recessed from an adjacent useable front porch a minimum of eight (8) feet. Alternatively, the requirement of subsection “v.” may be satisfied by meeting all of the following substitute requirements:

NOT ACCEPTABLE, UNLESS (a) – (c) MET



- (a) Utilize a carriage style or similarly stylistic garage door that is architecturally compatible with the housing style (paneled garage doors are not permitted);

CARRIAGE STYLE



PANEL DOOR



- (b) Incorporate a trellis, eyebrow roof, columned projection or other architectural element as may be approved by the Administrator above the garage door(s) that is compatible with the housing style; and



Trellis

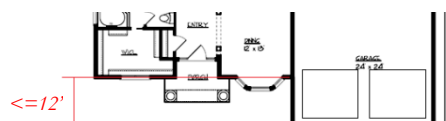


Eye brow Roof



Columned Projection

- (c) The front wall of the garage shall project no more than 12 feet in front of the remainder of the primary façade.



3. **Front Entrances:** To provide privacy, all front entrances shall be raised from the finished grade (at the frontage line) a minimum of 1½ feet. (Exception: Single Family Homes on lots equal to or greater than 60 feet wide and new House buildings intended for non-residential use.)

4. **Foundations:** The crawlspace of buildings shall be enclosed with brick, stone, or stucco. Slabs shall be covered on all sides with brick, stone or stucco no less than the height equivalent of three (3) courses of brick (eight [8] inches) visible above grade. Areas under porches may be enclosed with lattice. Areas under manufactured homes in mobile home parks existing at the time of adoption of this ordinance may be enclosed with skirting that matches the existing structure.



8" Min.

5. **Wall Materials:** House Building walls shall be clad in wood clapboard, cementitious fiber board, wood shingle, wood drop siding, primed board, wood board and batten, brick, stone, stucco, or vinyl.

6. **Roofs**

- a. **Materials:** House roofs shall be clad in wood shingles, standing seam metal, terne, slate, copper, or asphalt shingles.
- b. **Pitch:** Except for manufactured homes located in mobile home parks that existed at the time of adoption of this ordinance, main roofs on residential buildings shall be symmetrical gables or hips with a pitch between 6:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch roof shall be less than 3:12.

ACCEPTABLE



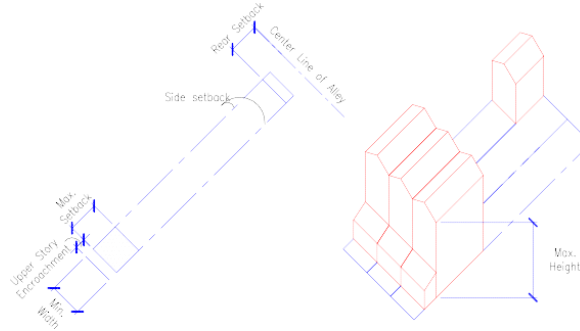
NOT ACCEPTABLE



7. **Additional Requirements for Manufactured Housing:** To ensure that manufactured House Buildings are integrated aesthetically into the Town's surrounding neighborhoods, units manufactured to meet or exceed the construction standards promulgated by the US. Department of Housing and Urban Development on or after July 1, 1976, shall refer to Section 2.13A and Section 3.3CC of this UDO for additional location, dimension and appearance requirements.

5.8 Building Type: TOWNHOUSE

- A. Description:** The Townhouse Building is a building with two (2) or more units on individual lots that are located side-by-side and accessed from a rear lane or alley. As a result, the Townhouse typically only has one (1) yard in the rear, although variations may include a small front setback to provide for landscaping, while the bulk, scale and architectural design of the building(s) reflects that of the surrounding neighborhood or planned development, as may apply.



- B. Applicability:** Townhouse buildings are suitable for a number of uses, including residential dwellings, live- work units and professional offices. Specific uses permitted within the Townhouse Building are determined by the District in which it is located.

C. Specific Requirements

- 1. Garages:** Since Townhouses are accessed from a rear land or alley, garage doors are not permitted on any primary façade.
- 2. Front Entrances:** Except for non-residential uses, all front entrances shall be raised from the finished grade (at the building line) a minimum of 1½ feet for privacy.
- 3. Façade Articulation:** Townhouse Buildings shall have doors, useable porches and stoops, balconies, terraces and/or windows on any façade clearly visible from a public right-of-way.

The standard percentage of these elements along any full or partial building story is a minimum of 60% on the primary façade, and a minimum of 30% on side and rear building facades, as applicable. The percentage is measured as the horizontal plane (lineal feet) containing doors, porches, balconies, terraces and/or windows divided by the total horizontal plane length.

Useable porches and stoops should form a predominate motif of the Townhouse Building's design and be located on the primary façade or other elevation fronting a public right-of-way. Useable front porches are at least six (6) feet deep and extend more than 30% of the primary façade.



Multi-Family Townhomes with Alley

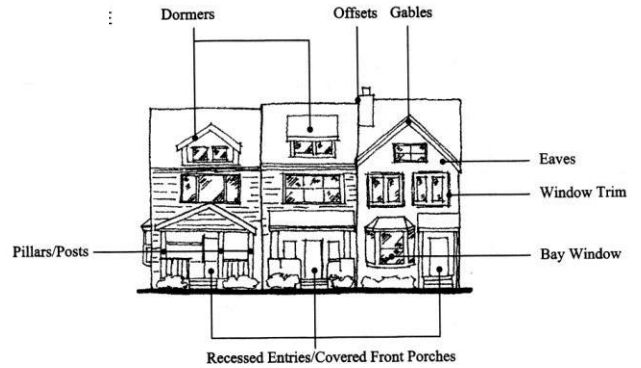


Multi-Family Townhomes with Alley



Live-Work Units

4. **Design Details:** All Townhouse Buildings shall provide detailed design along all facades visible from a public right-of-way. Detailed design shall be provided by using at least one (1) of the architectural features from each of the following four (4) feature categories on all facades as appropriate for the proposed architectural style (may vary features on rear/side/front elevations):

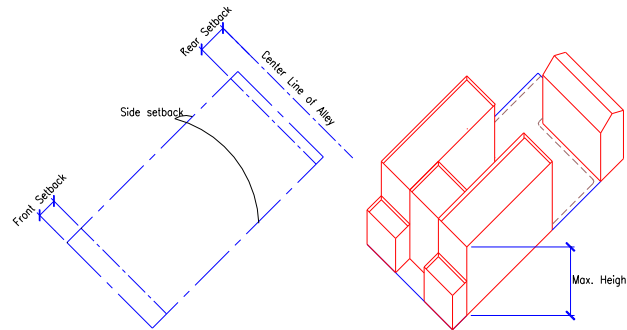


<p>a. Entrance:</p> <ul style="list-style-type: none"> ▪ Recessed Entry with 6" min. width Door Trim ▪ Covered Porch with 6" min. width Pillars/Posts/Columns 	<p>b. Building Off-Set:</p> <ul style="list-style-type: none"> ▪ Façade off-set (16" min) ▪ Roof Line off-set (16" min)
<p>c. Façade:</p> <ul style="list-style-type: none"> ▪ Bay window ▪ Balcony ▪ Window Trim (4" min width) ▪ Patterned finish (scales, shakes, wainscoting, etc.) 	<p>d. Roof</p> <ul style="list-style-type: none"> ▪ Dormer ▪ Gable ▪ Cupola/Tower/Chimney ▪ Decorative cornice or roof line (flat roofs only)

5. **Foundations:** The crawlspace of buildings shall be enclosed with brick, stone, or stucco. Slabs shall be covered with brick, stone or stucco no less than the height equivalent of three (3) courses of brick (eight [8] inches) visible above grade. Areas under porches may be enclosed with lattice.
6. **Wall Materials:** Townhouse Building walls shall be wood clapboard, cementious fiber board, wood shingle, wood drop siding, wood board and batten, brick, stone or stucco. Townhouse Building walls and trim details, excluding soffits and fascia, may be vinyl, provided:
- the vinyl is at least nine (9) feet above ground level; and
 - all balcony and breezeway ceilings, and all fire/draft stops within attic areas are constructed to achieve a two (2) hour fire rating; and
 - all soffits and fascia are constructed of a non-combustible material.
7. **Roofs**
- Materials:** Townhouse Building roofs shall be clad in wood shingles, standing seam metal, terne, slate, copper, or asphalt shingles.
 - Pitch:** Main roofs on residential buildings shall be symmetrical gables or hips with a pitch between 6:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch roof shall be less than 3:12.

5.9 Building Type: APARTMENT

- A. Description:** The Apartment Building is a multi-unit building with units vertically arranged (generally) and with parking located below or behind the building. These buildings typically have one (1) yard in the rear, though variations include a small front setback to provide some landscaping. Units may be rented or sold (condominium ownership), or they may be designed as continuing care facilities.



- B. Applicability:** Apartment buildings are suitable for a number of uses including residential dwelling units either for sale or rent, professional offices and some commercial/retail uses. Specific uses permitted within the Apartment Building are determined by the District in which it is located.



Multi-family development

C. Specific Requirements

- 1. Garages:** Garage doors are not permitted on the primary façade of any Apartment Building.
- 2. Front Entrances:** Except for non-residential uses, all front entrances shall be raised from the finished grade (at the building line) a minimum of 1½ feet for privacy.
- 3. Façade Articulation:** All building elevations visible from the street shall provide doors, useable porches and stoops, balconies, and/or windows.

A minimum of 60% of front elevations, and a minimum of 30% of side and rear building elevations, as applicable, shall meet this standard. "Percent of elevation" is measured as the horizontal plane (lineal feet) containing doors, porches, balconies, terraces and/or windows. This standard applies to each full and partial building story.

Useable porches and stoops should form a predominate motif of the building design and be located on the front and/or side of the building. Useable front porches are at least 6 feet deep and extend more than 30% of the façade.



Eight-plex



Multi-Family Development



Multi-Family Development

4. **Design Details:** All Apartment Buildings shall provide detailed design along all facades visible from a public right-of-way. Detailed design shall be provided by using at least one (1) of the architectural features from each of the four (4) feature categories on all facades as appropriate for the proposed architectural style (may vary features on rear/side/front elevations):

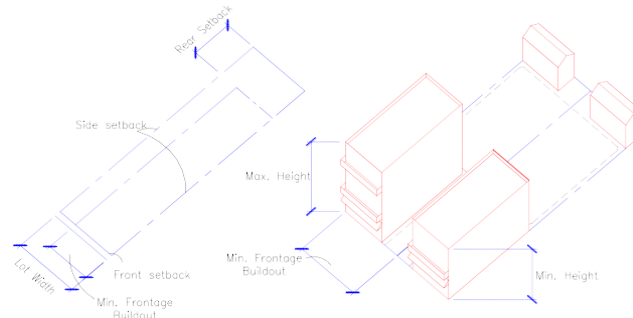


a. Entrance:	b. Building Off-Set:
<ul style="list-style-type: none"> ▪ Recessed Entry with 6" min. width Door Trim ▪ Covered Porch with 6" min. width Pillars/Posts/Columns 	<ul style="list-style-type: none"> ▪ Façade off-set (16" min) ▪ Roof Line off-set (16" min)
c. Façade:	d. Roof
<ul style="list-style-type: none"> ▪ Bay window ▪ Balcony ▪ Window Trim (4" min width) ▪ Patterned finish (scales, shakes, wainscoting, etc.) 	<ul style="list-style-type: none"> ▪ Dormer ▪ Gable ▪ Cupola/Tower/Chimney ▪ Decorative cornice or roof line (flat roofs only)

5. **Foundations:** The crawlspace of buildings shall be enclosed with brick, stone, or stucco. Slabs shall be covered with brick, stone or stucco no less than the height equivalent of three (3) courses of brick (eight [8] inches) visible above grade. Areas under porches may be enclosed with lattice.
6. **Wall Materials:** Apartment Building walls shall be wood clapboard, cementitious fiber board, wood shingle, wood drop siding, wood board and batten, brick, stone or stucco. Apartment Building walls and trim details, but excluding soffits and fascia, may be vinyl, provided:
- the vinyl is at least nine (9) feet above ground level; and
 - commercial density sprinkler heads are provided and thereafter maintained on all balcony and breezeway corridors; and
 - all balcony and breezeway ceilings, and all fire/draft stops within attic areas are constructed to achieve a two (2) hour fire rating; and
 - all soffits and fascia are constructed of a non-combustible material.
7. **Roofs**
- Materials:** Apartment Building roofs shall be clad in wood shingles, standing seam metal, terne, slate, copper, or asphalt shingles.
 - Pitch:** Main roofs on residential buildings shall be symmetrical gables or hips with a pitch between 6:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch roof shall be less than 3:12.

5.10 Building Type: MIXED-USE

- A. Description:** A Mixed-Use Building is a multi-story small scale structure which can accommodate a variety of uses. The Mixed-Use Building typically has one (1) yard in the rear, though some buildings may include a small front plaza or courtyard to provide public space for outdoor seating while others may completely cover a lot where parking is handled in a manner other than on-site surface parking.



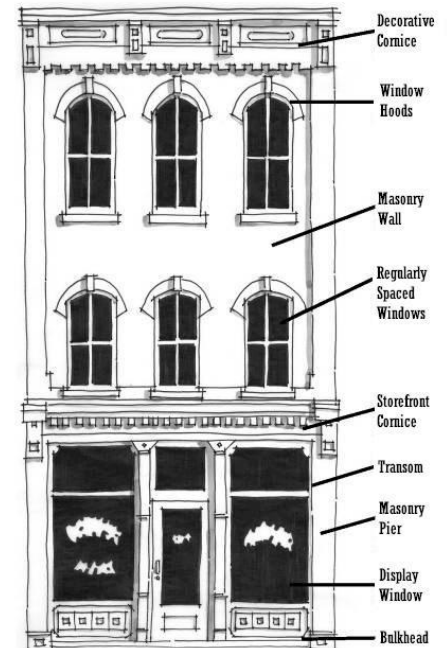
- B. Applicability:** Individual Mixed-Use Buildings may be used to provide some commercial service, such as a neighborhood store in close proximity to homes, while a group of Mixed-Use Buildings may be combined to form a mixed-use neighborhood center. Specific uses permitted within the Mixed-Use Building are determined by the District in which it is located.



C. Specific Requirements

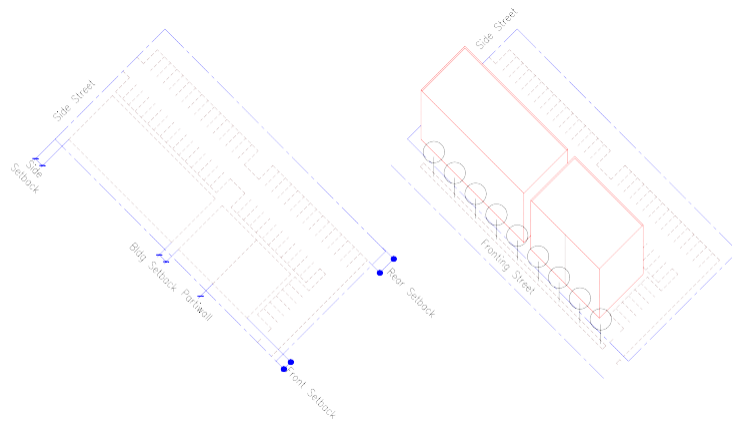
1. **Multi-Story:** A Mixed-Use Building shall have a minimum of two (2) stories.
2. **Building Entrances**
 - a. **Primary Façade Entrance:** The primary façade shall be designed for the pedestrian, have an entrance, and be distinguishable from the rest of the building. Such entrances shall provide a sense of entry and add variety to the streetscape.
 - b. **Other Entrances:** Additional entrances may be oriented toward side or rear parking lots.

- c. **Service Entrances:** Entrances for shipping and receiving not be visible from a public right-of-way.
 3. **Façade Articulation:** All Mixed-Use Buildings shall be designed to encourage and complement pedestrian-style interest and activity by incorporating the following elements:
 - a. **First Floor:** The ground level of the building must offer pedestrian interest along sidewalks and paths. Therefore, the first floor of the primary facade as well as the facades of buildings internal to a site containing a pedestrian entrance shall include transparent windows and doors arranged so that the uses inside are visible from and/or accessible to the street on at least 40% of the length of the first floor building elevation.
 - b. **Window dimensions:**
 - i. Maximum Sill Height (1st Story): 42 inches (as measured from the finished floor elevation)
 - ii. Minimum Area: 16 sq ft
 - iii. Minimum Width: 3 feet
 - iv. Minimum Height: 4 feet
 4. **Design Details:** Mixed-Use Buildings should exhibit a high level of architectural detail, including elements like windows and doors, bulkheads, masonry piers, transoms, cornice lines, window hoods, awnings, canopies, and other similar details shall be used on all facades facing public rights-of-way.
 - a. **Awnings:** A building canopy, awning, or similar weather protection, if provided, shall project a minimum of three (3) to five (5) feet from the façade.
 - b. **Ventilation Grates and Emergency Exit Doors:** Grates and doors located at the first floor level in the building facade, which are oriented to any public street, shall be decorative.
 5. **Wall Materials:** Mixed-Use Building walls shall be brick, stone, cementitious fiber board, EIFS or wood clapboard. Regular or decorative concrete block may be used on building walls not visible from a public street or as an accent material only. All accessory buildings shall be clad in materials similar in appearance to the principal structure.
 6. **Roofs**
 - a. **Materials:** Pitched roofs shall be clad in wood shingles, standing seam metal, corrugated metal, slate, copper, or asphalt shingles.
 - b. **Relief:** Roofline offsets should be provided to lend architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof line over 50 feet in length.



5.11 Building Type: COMMERCIAL BUILDING

- A. Description:** The Commercial Building provides convenient automobile access from the fronting thoroughfare, while minimizing the negative impacts of parking lots on an active pedestrian realm. The Commercial Building typically has one (1) yard in the rear, though some buildings may include a small front plaza or courtyard to provide public space for outdoor seating, while others may completely cover a lot where parking is handled in a manner other than on-site surface parking.



- B. Applicability:** Typically, a single or multi-story medium to large structure which accommodates automobile-oriented uses found along major thoroughfares, although a group of commercial buildings may be combined to form a community center. Specific uses permitted within the Commercial Building are determined by the District in which it is located.



Retail



Grocery Store



Retail along a thoroughfare



Pharmacy with Drive Thru



Fast Food Restaurant



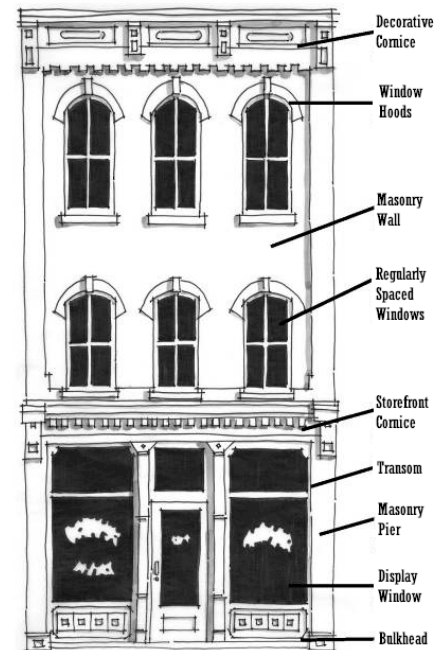
Gas Station

C. Specific Requirements

1. Building Entrances:

- a. Primary Façade Entrance:** The primary façade shall be designed for the pedestrian, have an entrance, and be distinguishable from the rest of the building. Such entrances shall provide a sense of entry and add variety to the streetscape.

- b. **Other Entrances:** Additional entrances may be oriented toward side or rear parking lots.
 - c. **Service Entrances:** Entrances for shipping and receiving shall be oriented away from the public right-of-way.
 2. **Façade Articulation:** All Commercial Buildings shall be designed to encourage and complement pedestrian-style interest and activity by incorporating the following elements:
 - a. **First Floor:** The ground level of the building must offer pedestrian interest along sidewalks and paths. The first floor of the primary façade as well as the façades of buildings internal to a site containing pedestrian entrances shall include transparent windows and doors arranged so that the uses inside are visible from and/or accessible to the street on at least 40% of the length of the first floor building elevation.
 - b. **Window dimensions:**
 - i. Maximum Sill Height (1st Story): 42 inches (as measured from the finished floor elevation)
 - ii. Minimum Area: 16 sq ft
 - iii. Minimum Width: 3 feet
 - iv. Minimum Height: 4 feet
3. **Design Details:** Commercial Buildings should exhibit a high level of architectural detail, including elements like windows and doors, bulkheads, masonry piers, transoms, cornice lines, window hoods, awnings, canopies, and other similar details shall be used on all façades facing public rights-of-way.
 - a. **Awnings:** A building canopy, awning, or similar weather protection, if provided, should project a minimum of three (3) to five (5) feet from the façade.
 - b. **Ventilation Grates or Emergency Exit Doors:** Grates and doors located at the first floor level in the building façade, which are oriented to any public street, shall be decorative.
4. **Wall Materials:** Commercial Building walls shall be brick, stone, cementitious fiber board, EIFS or wood clapboard. Regular or decorative concrete block may be used on building walls not visible from a public street or as an accent material only. All accessory buildings shall be clad in materials similar in appearance to the principal structure.
5. **Roofs**
 - a. **Materials:** Pitched roofs shall be clad in wood shingles, standing seam metal, corrugated metal, slate, copper, or asphalt shingles.
 - b. **Relief:** Commercial Buildings shall avoid long, monotonous, uninterrupted horizontal roof planes of 50 feet or more by utilizing roofline offsets that are five (5) feet or more in height, building wall



offsets and matching roof lines that are two (2) feet or more in depth, pitched or raised parapets, towers, etc. that lend architectural interest and variety.

6. **Drive-Thru Areas:** These areas must appear as an articulation of the building, not a separate and distinct appendage. Specifically, canopies must:
- Maintain a uniform and consistent roof line with the building to which the drive through facility is a part;
 - Have columns, solid walls or semi-solid walls placed so that they are similar in their relation to the roof as that of the exterior walls of the building to which the drive-thru is a part; and
 - Be finished with materials consistent with the primary building façade.

Columns/Wall Locations:

ACCEPTABLE



NOT ACCEPTABLE



Roof Lines:

ACCEPTABLE



NOT ACCEPTABLE

